QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — HELEN JULIANNE LACKEY ANGELO — DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 859800 DEEDQC
05/20/2022 01:44:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220520-0059015

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TORCH INVESTMENT PARTNERS, LLC	NEW OWNER	091 12 0 210.00 &
(NAME) **1608 17TH Ave. S.**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, that **TORCH INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **TORCH INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 87, on the Map of Haynie's Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. Said Lot No. 87 fronts 40 feet on the northerly side of Grover Street and run back between lines 125 feet to an alley.

Being a portion of the same property conveyed to Torch Investment Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Darrell D. Acklin, of record as Instrument No. 20220317-0031436, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot Nos. 88 and 89, on the Map of Haynie's Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. Said Lot Nos. 88 and 89 front 64 feet on the northerly side of Grover Street and run back between lines 125 feet to an alley.

Being a portion of the same property conveyed to Torch Investment Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Darrell D. Acklin, of record as Instrument No. 20220317-0031436, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 86, on the Map of Haynie's Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. Said Lot No. 86 fronts 40 feet on the northerly side of Grover Street and run back between lines 125 feet more or less to an alley.

Being a portion of the same property conveyed to Torch Investment Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Darrell D. Acklin, of record as Instrument No. 20220317-0031436, Register's Office for Davidson County, Tennessee.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

THE PURPOSE OF THIS CONVEYANCE IS TO CREATE SEPARATE TAX PARCEL IDs FOR EACH OF THE ABOVE DESCRIBED LOTS.

unimproved ☐
This is improved ☒ property, known as 2401 GROVER STREET, NASHVILLE, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of May, 2022.

TORCH INVESTMENT PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

JOSEPH L. LACKEY, III, AUTHORIZED MEMBER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Lackey, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of Torch Investment Partners, LLC, a Tennessee limited liability company, and that he, as Member, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2022.

Commission expires: 11-3-2025

Notary Public

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY